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RATIFICATION OF OIL AND GAS AND MINERAL LEASE

**STATE OF TEXAS §
COUNTY OF TARRANT §**

WHEREAS, Thomas B. Blanton, President of Blanton Family Limited Partnership, a Texas Limited Partnership by Lemn8R, Inc., a Texas Corporation, as Lessor, did on the date of November 13, 2008, make and execute unto XTO Energy Inc., as Lessee, a certain Oil, Gas and Mineral Lease recorded in Clerk Document No. D208452876, Official Public Records, Tarrant County, Texas covering certain lands situated in Johnson County, Texas, to wit:

Being 0.392 acres of land, more or less, out of the BBB & C RR CO. Survey, Abstract No. A-221, and being Lot 21, Block 7, of Lake Country Estates Addition to the East side of Eagle Mountain Lake in Tarrant County, Texas, according to the plat thereof recorded in Volume 388-67, Page 5, Plat Records, Tarrant County, Texas and being more particularly described in a General Warranty Deed dated August 20, 2008 from Markia Twyla Covic to Blanton Family partnership, recorded thereof in Document Number D208352680, Deed Records, Tarrant County, Texas and amendments thereof, including streets, easements and alleyways adjacent thereto, and any riparian rights.

NOW, THEREFORE, in consideration of the premises leased herein, the receipt and sufficiency of which is hereby acknowledged, Blanton Family Partnership, LP by Thomas B. Blanton as President of TBB LEMN8R, Inc., a Texas Corporation, its General Partner does hereby Adopt, Ratify and Confirm the Lease and all of its Terms and Provisions, as if herein set out in its entirety, and does hereby Grant, Lease, Demise and Let said lands and premises unto XTO Energy Inc., Lessee, as fully and completely as if Owner(s) had originally been named as Lessor(s) in said Lease, and had executed, acknowledged, and delivered the same in its own proper person(s).

Further, Blanton Family Partnership, LP by Thomas B. Blanton as President of TBB LEMN8R, Inc., a Texas Corporation, its General Partner does hereby agree and declare that the Lease, in all of its terms and provisions, is a valid and subsisting Oil and Gas Lease, and shall be binding upon them and shall inure to the benefit of the parties thereto, their successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed on the respective date of the acknowledgment below, but shall be effective, however, as of June 15, 2007, date of the Lease.

**SIGNED: Blanton Family Partnership, LP
by its General Partner
TBB LEMN8R, Inc.**

Thomas B. Blanton
By: Thomas B. Blanton, President
777 Main Street, Suite 3100
Fort Worth, Texas 76102

CORPORATE ACKNOWLEDGMENT

**THE STATE OF TEXAS
COUNTY OF TARRANT**

This instrument was acknowledged before me on the 3rd day of September, 2009 by, Blanton Family Partnership, LP by Thomas B. Blanton as President of TBB LEMN8R, Inc., a Texas Corporation, its General Partner in the capacity stated therein.

Moses Presas
Notary Public, State of Texas

